

LEISURE CITY NEIGHBORHOOD REVITALIZATION STRATEGY AREA PROFILE

Research Section
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Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

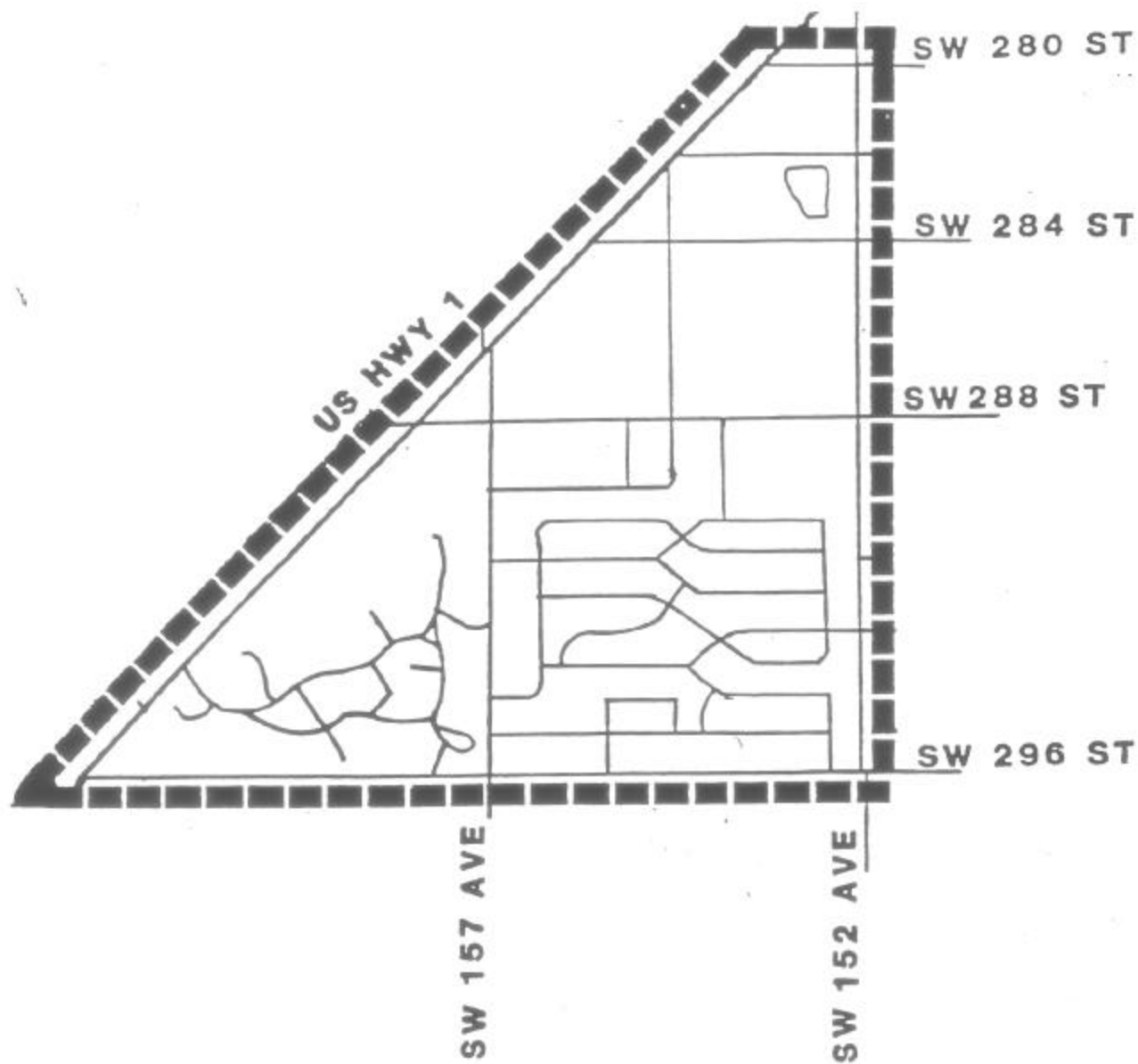
Leisure City

Leisure City is a small and predominantly Hispanic area in the southern part of the County. At the time of the 2000 census, it had high poverty and moderately high unemployment rates.

Households in Leisure City are much more likely to own rather than rent their housing units. The value of housing and rents were well below the County averages in 2000.

Leisure City residents had a lower level of educational attainment than the Miami-Dade County average.

In sum, the Leisure City Neighborhood Revitalization Strategy Area, despite some improvement in the past decade, continues to face a range of serious social and economic challenges.



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Introduction

Leisure City is a small (about one-half of a square mile) strip on the east side of US 1 and generally west of the Florida Turnpike between SW 152 Avenue, SW 296 Street, and US 1.

Demographic Characteristics

Total Population

The 2000 population of 5,130 was a 30 percent increase over 3,978 recorded in 1990.

Black and Hispanic Population

Leisure City was a predominantly Hispanic community. In 2000, as in 1990, Hispanics comprised about two-thirds of the population, higher than the comparable Miami-Dade figure of 57 percent. The Black population which comprised 11 percent in 1990 grew to 25 percent in 2000, higher than the 20 percent reported in 1980 and higher than the County average for 2000 (21 percent).

Table 1
Population by Race and Hispanic Origin
Leisure City and Miami-Dade County
1980 - 2000

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	3,686	292	3,978	1,152	5,130
Black	750	-299	451	807	1,258
Hispanic	1,473	1,232	2,705	680	3,385
White	2,236	329	2,565	654	3,219
Non Hispanic White	1,429	-619	810	-292	518
Non Hispanic Black	735	-311	424	758	1,182
Percent					
Total	100%	8%	100%	29%	100%
Black	20%	-40%	11%	179%	25%
Hispanic	40%	84%	68%	25%	66%
White	61%	15%	64%	25%	63%
Non Hispanic White	39%	-43%	20%	-36%	10%
Non Hispanic Black	20%	-42%	11%	179%	23%
Miami-Dade					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Age

Leisure City is a much younger-than-average community. In 2000, about 70 percent of the population was under 35 years. Countywide, the comparable figure was 48 percent. There were relatively few persons aged 65 years and over in the area, 4 percent compared to Miami-Dade's 13 percent.

Table 2
Age Distribution
Leisure City and Miami-Dade County
1980-2000

	Leisure City			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	3,686	3,978	5,130	1,623,781	1,937,094	2,253,362
Less than 5	513	432	674	94,237	139,714	157,871
5 to 9	416	493	635	101,385	131,426	145,752
10-14	369	415	515	111,386	120,490	160,754
15-19	422	343	467	136,285	131,060	154,989
20-24	517	404	482	133,039	139,196	144,721
25-29	402	395	468	125,898	168,342	163,859
30-34	265	372	429	114,333	163,334	173,574
35-44	219	462	646	192,585	278,043	361,966
45-54	199	253	389	187,309	212,098	282,766
55-59	102	96	118	90,929	91,769	109,141
60-64	66	96	92	80,555	90,816	97,417
65-74	122	136	140	149,491	146,131	162,257
75+	74	81	75	105,698	124,675	138,295
	Leisure City			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	14%	11%	13%	6%	7%	7%
5 to 9	11%	12%	12%	6%	7%	6%
10-14	10%	10%	10%	7%	6%	7%
15-19	11%	9%	9%	8%	7%	7%
20-24	14%	10%	9%	8%	7%	6%
25-29	11%	10%	9%	8%	9%	7%
30-34	7%	9%	8%	7%	8%	8%
35-44	6%	12%	13%	12%	14%	16%
45-54	5%	6%	8%	12%	11%	13%
55-59	3%	2%	2%	6%	5%	5%
60-64	2%	2%	2%	5%	5%	4%
65-74	3%	3%	3%	9%	8%	7%
75+	2%	2%	1%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Household Structure

Most Leisure City residents live in family households. The 2000 census reported that 78 percent of all households were family households. This was higher than the County average of 71 percent. A family household is two or more persons living in a housing unit who are related by blood, marriage or adoption.

Family households in Leisure City were less likely to be comprised of married couples (57 percent compared to about 68 percent Countywide). Family households, in a reversal of the 1990 figures, were more likely to be headed by a female householder (33 percent compared to 24 percent, Countywide).

Table 3
Households by Family Status
Leisure City and Miami-Dade County
1990-2000

	Leisure City			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	1,139	295	1,434	692,355	84,419	776,774
Family Households	873	249	1,122	481,260	67,233	548,493
Married Couple	657	-15	642	342,512	28,386	370,898
With children	470	-43	427	164,216	11,331	175,547
No children	187	28	215	178,296	17,055	195,351
Male Householder	70	42	112	35,377	8,547	43,924
With children	48	22	70	17,177	-288	16,889
No children	22	20	42	18,200	8,835	27,035
Female householder	146	222	368	103,371	30,300	133,671
With children	113	182	295	64,848	5,468	70,316
No children	33	40	73	38,523	24,832	63,355
Non-family Households	266	46	312	211,092	17,189	228,281
Percent						
Total Households	100%	26%	100%	100%	12%	100%
Family Households	77%	29%	78%	70%	14%	71%
Married Couple	58%	-2%	45%	49%	8%	48%
With children	41%	-9%	30%	24%	7%	23%
No children	16%	15%	15%	26%	10%	25%
Male Householder	6%	60%	8%	5%	24%	6%
With children	4%	46%	5%	2%	-2%	2%
No children	2%	91%	3%	3%	49%	3%
Female householder	13%	152%	26%	15%	29%	17%
With children	10%	161%	21%	9%	8%	9%
No children	3%	121%	5%	6%	64%	8%
Non-family Households	23%	17%	22%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing

Number of Units

The 1,553 housing units reported in 2000 was a slight increase over the 1,403 reported in 1990.

Tenure and Vacancy

The vacancy rate in Leisure City (8 percent) was lower than the comparable County rate (9 percent).

The share of occupied units that were owner-occupied remained very low at 23 percent, down from the 30 percent reported in 1990. The comparable County figure was 58 percent.

Table 4
Housing Units by Tenure and Vacancy Status
Leisure City and Miami-Dade County
1990 to 2000

	Leisure City			Miami-Dade		
	Change 90			Change 90		
	1990	to 00	2000	1990	to 00	2000
Total Units	1,403	150	1,553	771,288	80,990	852,278
Occupied Units	1,139	295	1,434	692,355	84,419	776,774
Owner Occupied	345	-11	334	375,912	73,413	449,325
Renter Occupied	794	306	1,100	316,443	11,006	327,449
Vacant Units	264	-145	119	78,933	-3,429	75,504
For Rent	116	-45	71	31,611	-11,745	19,866
For Sale	17	-6	11	11,007	-1,152	9,855
Seasonal/Other	51	-38	13	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	80	-56	24	3,579	12,558	16,137
Percent						
Total Units	100%	11%	100%	100%	100%	100%
Occupied Units	81%	26%	92%	90%	104%	91%
Owner Occupied	25%	-3%	22%	49%	91%	53%
Renter Occupied	57%	39%	71%	41%	14%	38%
Vacant Units	19%	-55%	8%	10%	-4%	9%
For Rent	8%	-39%	5%	4%	-15%	2%
For Sale	1%	-35%	1%	1%	-1%	1%
Seasonal/Other	4%	-75%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	6%	-70%	2%	0%	351%	2%
Vacancy Rate	19%	-97%	8%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing Values and Rents

Housing values and rents in Leisure City were much lower than the County average. Almost all the owner-occupied units (94 percent) were valued at less than \$100,000. The comparable County figure was 34 percent.

Table 5
Value of Specified Owner-Occupied Housing
Leisure City and Miami-Dade County
1990 to 2000

	1990		2000	
	Leisure City	Miami- Dade	Leisure City	Miami- Dade
Total Units	320	275,298	308	335,815
less than \$30,000	13	4,095	14	2,097
\$30,000 to \$59,999	252	44,179	85	13,900
\$60,000 to \$99,999	50	129,221	191	98,294
\$100,000 to \$149,999	4	52,723	11	109,962
\$150,000 to \$199,999	1	18,764	0	53,514
\$200,000 +	0	25,746	7	58,048
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	4.1%	1.5%	4.5%	0.6%
\$30,000 to \$59,999	78.8%	16.0%	27.6%	4.1%
\$60,000 to \$99,999	15.6%	46.9%	62.0%	29.3%
\$100,000 to \$149,999	1.3%	19.2%	3.6%	32.7%
\$150,000 to \$199,999	0.3%	6.8%	0.0%	15.9%
\$200,000 +	0.0%	9.4%	2.3%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Rental costs also remained low relative to the County. About 79 percent of all rental units rented for less than \$500. The comparable County figure was 38 percent.

Table 6
Contract Rent for Renter-Occupied Units
Leisure City and Miami-Dade County
1990 to 2000

	1990		2000	
	Leisure City	Miami- Dade	Leisure City	Miami- Dade
Total Units	781	305,935	1,115	326,833
less than \$100	69	15,527	79	18,675
\$100 to \$199	401	16,181	301	16,614
\$200 to \$249	7	14,021	181	5,360
\$250 to \$299	5	21,364	49	6,510
\$300 to \$349	18	30,280	52	10,741
\$350 to \$399	143	39,390	109	16,473
\$400 to \$449	84	36,104	67	22,095
\$450 to \$499	34	34,036	44	29,180
\$500 to \$599	15	48,431	121	58,061
\$600 to \$699	2	25,047	86	53,707
\$700+	3	25,554	26	89,417
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	8.8%	5.1%	7.1%	5.7%
\$100 to \$199	51.3%	5.3%	27.0%	5.1%
\$200 to \$249	0.9%	4.6%	16.2%	1.6%
\$250 to \$299	0.6%	7.0%	4.4%	2.0%
\$300 to \$349	2.3%	9.9%	4.7%	3.3%
\$350 to \$399	18.3%	12.9%	9.8%	5.0%
\$400 to \$499	10.8%	11.8%	6.0%	6.8%
\$450 to \$499	4.4%	11.1%	3.9%	8.9%
\$500 to \$599	1.9%	15.8%	10.9%	17.8%
\$600 to \$699	0.3%	8.2%	7.7%	16.4%
\$700+	0.4%	8.4%	2.3%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Income

Incomes in Leisure City were lower than incomes in the County.

About 59 percent of all households with income had incomes below \$35,000 compared to 51 percent in Miami-Dade as a whole.

Table 7
Income Distribution
Households with Income
Leisure City and Miami-Dade County
1999

	Leisure City			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	357	176	150	107,901	27,389	62,527
\$10,000 to \$14,999	115	28	68	58,409	12,035	35,437
\$15,000 to \$24,999	303	67	242	111,649	22,886	67,667
\$25,000 to \$34,999	212	34	151	100,833	19,273	59,907
\$35,000 to \$49,999	232	21	144	121,780	21,239	69,946
\$50,000 and over	215	58	108	276,806	35,232	141,943
Total Households	1,434	384	863	777,378	138,054	437,427
Percent						
Less than \$10,000	25%	46%	17%	14%	20%	14%
\$10,000 to \$14,999	8%	7%	8%	8%	9%	8%
\$15,000 to \$24,999	21%	17%	28%	14%	17%	15%
\$25,000 to \$34,999	15%	9%	17%	13%	14%	14%
\$35,000 to \$49,999	16%	5%	17%	16%	15%	16%
\$50,000 and over	15%	15%	13%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Poverty

In 2000, as in 1990, Leisure City was a high poverty area. The 35 percent poverty rate was about twice the County figure (18 percent), little changed from 1990 (34 percent). Children under 18 years showed even higher poverty rates (41 percent) which was modest improvement from the 43 percent reported in 1990.

Table 8
Number and Percent of Persons in Poverty
Leisure City and Miami-Dade County
1990 and 2000

	Leisure City				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	1,483	34%	1,820	35%	341,261	18%	396,995	18%
Black	239	80%	598	48%	117,357	30%	124,801	29%
Hispanic	1,127	40%	1,067	32%	183,207	20%	223,335	18%
Elderly	113	38%	78	37%	52,706	20%	55,020	19%
Young								
Under 5	179	36%	226	35%	33,721	25%	32,995	23%
Under 18	748	43%	855	41%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high in 2000. About 33 percent of all family households were living below the poverty level, higher than the 27 percent in 1990, and much higher than the comparable County figure (14 percent). Among female householder households with children, a high 59 percent were in poverty, higher than the 58 percent reported in 1990 and higher than the County 37 percent figure.

Table 9
Percent of Households in Poverty
Leisure City and Miami-Dade County
1990 and 2000

	Leisure City				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	255	27%	380	33%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	58	55%	230	59%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Employment

Labor Force Status

Leisure City had a slightly higher-than-average unemployment rate. In 2000, 11 percent of the civilian labor force in Leisure City was unemployed, compared to 6 percent in 1990. The comparable Countywide figures were 9 percent in 2000 and 8 percent in 1990.

The rate of labor force participation in the area is about the same as the County's. About 34 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to the County's 36 percent.

Table 10
Labor Force Status, Persons 16 Years and Over
Leisure City and Miami-Dade County
1990 and 2000

	Leisure City				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	1,827	1,900	332	1,341	976,754	1,009,456	184,703	586,601
Employed	1,724	1,693	280	1,213	901,828	921,208	159,184	535,989
Unemployed	103	207	52	128	74,926	88,248	25,519	50,612
Not in Labor Force	946	1,318	333	877	537,778	747,409	134,834	460,333
Percent								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	94%	89%	84%	90%	92%	91%	86%	91%
Unemployed	6%	11%	16%	10%	8%	9%	14%	9%
Not in Labor Force	34%	41%	50%	40%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Educational Attainment

The educational attainment levels of residents age 25 and over in Leisure City lagged behind the County average. About 54 percent of these adults had not completed high school compared to the County's 15 percent. Only 4 percent completed four or more years of college compared to 21 percent in Miami-Dade.

Table 11
Educational Attainment
Persons Age 25 and Over
Leisure City and Miami-Dade County
1990 to 2000

	1990		2000	
	Leisure City	Miami-Dade	Leisure City	Miami-Dade
Not High School Graduate	1,202	448,282	1,411	229,000
High School Graduate	551	296,444	501	458,458
1-3 Years College	204	296,109	257	536,040
4 Years of College +	54	240,460	130	323,399
Total	2,011	1,281,295	2,299	1,546,897
Percent				
Not High School Graduate	53.7%	35.0%	61.4%	14.8%
High School Graduate	26.5%	23.1%	21.8%	29.6%
1-3 Years College	15.8%	23.1%	11.2%	34.7%
4 Years of College +	4.0%	18.8%	5.7%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.